

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of February, 2000, by and between Orlando O. Buenaventura and wife, Charito T. Buenaventura, parties of the first part, and Gary D. Tolentino, a single person, party of the second part, and

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Southaven,, County of DeSoto County, State of Mississippi.

Lot 2862, Section N, Southaven West Subdivision, Section 26, Township 1 South, Range 8 West as shown on plat of record in Book 5, Pages 8 and 9, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Parcel #: 1087-2602.0-02862.00

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 262, Page 32, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book 5, Page 8 & 9, in said Register's Office, and except for any 2000 City of Southaven, and DeSoto County County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.


The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.


WITNESS the signature of the party of the first part the day and year first above written.

STATE MS. - DESOTO CO.
 FILED

FEB 7 12 41 PM '00

BK 367 PG 119
 W.E. DAVIS CH. CLK.

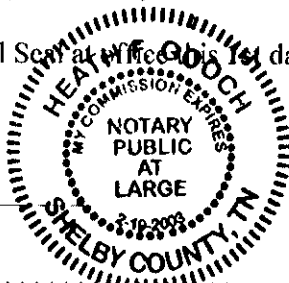

 Orlando O. Buenaventura


 Charito T. Buenaventura

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Orlando O. Buenaventura and Charito T. Buenaventura** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at my office this 1st day of **February, 2000**.



Heath F. Gooch
Notary Public

My commission expires: _____

Property address: **1940 Coral Hill Drive
Southaven, Mississippi 38671**

Grantee: **Gary D. Tolentino**

and address: **1940 Coral Hill Drive
Southaven, MS 38671
Home: 662-393-0517
Work: 662-893-5656**

Grantors: **Orlando O. Buenaventura
Charito T. Buenaventura
8690 Deer Creek Circle
Olive Branch, MS 38614
Home: 662-342-4755
Work: 901-365-4790**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**Bartlett Mortgage, Inc.
2860 Stage Village Cove
Bartlett, TN 38134**

This instrument prepared by:

**Southern Trust Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
901-754-2080**

File No.: 200129C

Return to: **Southern Trust Title Company
7515 Corporate Centre Drive
Germantown, TN 38138**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$71,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Natalie Stewart
Affiant

Subscribed and sworn to before me this **1st** day of **February, 2000**.

Heath F. Gooch

Notary Public

My Commission Expires: _____



(RECORDING DATA ONLY)